



DESIGN REVIEW BOARD

May 7, 2010

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 7:30 a.m.
2. Approval of Minutes from April 23, 2010

Motion to approve minutes

Motion made by: Bruce Dawson

Seconded by: Page Repp

Vote: 7-0

3. New Cases:

DRB-10-04 ROSATI'S PIZZA/S. CUMMINGS; 1838 EAST 6TH STREET, C-1
[DDO-10-45]

The applicant proposes the following Design Development Options Substitution Request:

1. In lieu of providing a ten (10) foot wide street landscape border along the 6th Street frontage, the applicant proposes an equivalent landscape area and plant materials to be located in the five (5) foot right-of-way along the Campbell Avenue frontage adjacent to this property.

THE DESIGN REVIEW BOARD (DRB) REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTIONS AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE APPLICATION IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN LUC SECTION 5.3.5.3A-Q SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Re-evaluate plant palette with an eye toward simplifying. Choose material appropriate for that exposure and select material that can use that dark wall as a foil (suggested plants included yuccas, ocotillo, more trees). While not interfering with the sight visibility triangle, pull plant material closer to back of sidewalk.
- B. Install a 12" (minimum) tall concrete or masonry wall behind east sidewalk that returns to building at north end. Would be preferable if wall was plumb and stepped to follow descending grade.
- C. Strongly recommend against using loose pavers to create basins. Use large boulders instead, or don't use at all and grade soil toward 12" wall.

Motion to Approve: John Anderson

Second: Bruce Dawson

Vote: 6-1 (E. Barrett opposed)

DRB-10-05 TUCSON MERCEDES BENZ/CHAPMAN TUCSON, LLC;
6350 EAST GRANT ROAD; C-2 [DDO-10-46]

The applicant proposes the following Design Development Options Substitution Request:

The street landscape borders proposed along Grant Road and Wilmot Road each measure four hundred forty (440) linear feet. Based on this calculation, twenty-six (26) canopy trees are required to be located within the combined street landscape borders areas. The applicant proposes substitute locations for some of these canopy trees and to augment required landscaping with additional canopy trees and palm trees as follows:

1. Provide a combination of fourteen (14) canopy trees and fourteen (14) palm trees within the combined areas of the street landscape border plus seventeen (17) canopy trees to be located within interior landscape areas in lieu of twenty-six (26) canopy trees within the street landscape border areas. Within parking areas, the applicant proposes thirty five trees and six (6) palm trees. In total, this project requires forty-seven (47) canopy trees. The applicant proposes sixty-five (65) canopy trees plus nineteen (19) palm trees.
2. In lieu of a thirty (30) inch high screen along both street frontages, the applicant proposes to substitute a combination eighteen (18) inch high decorative fence and grade differential to meet the intent of the screen, all as shown on the submitted plans.

THE DESIGN REVIEW BOARD (DRB) REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION (DDO) REQUESTS AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE APPLICATION IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN LUC SECTION 5.3.5.3.A - Q SUBJECT TO THE FOLLOWING CONDITION:

- A. Add following note to planting plan: Plant size and species as indicated. Substitutions require DRB review.

Motion: Bruce Dawson
Second: Page Repp
Vote: 7-0

4. Adjournment: 9:20 a.m.